

The Leesburg Planning Commission met on Thursday, September 4, 2003 in the Council Chambers at 25 West Market Street, Leesburg, Virginia. Staff members present for the meeting were Brian Boucher, Nancy Kitchens, Delane Parks, Lee Phillips and Linda DeFranco.

CALL TO ORDER

The meeting was called to order at 7:00pm

Commissioner Vaughan turned the floor over to Mayor Umstattd who memorialized William Webb, former Planning Commission member, Councilman and Vice-Mayor for his lengthy service to the Town of Leesburg.

Commissioner Vaughan went on to make more comments on the dedicated service of Mr. Webb to the Town.

PLEDGE OF ALLEGIANCE AND ROLL CALL

Present: Chairman Vaughan
Vice Chairman Clem
Commissioner Kennedy
Mayor Umstattd
Commissioner Hoovler
Commissioner Bangert
Commissioner Dubé

Absent: Commissioner Werner

ADOPTION OF THE AGENDA

Commissioner Bangert made a motion to approve the agenda. It was noted that at the request of the applicant, ZM 2002-05, Misty Ridge, was removed as a public hearing item on this agenda and moved to a future date.

Motion: Bangert
Second: Dubé
Carried: 7-0

APPROVAL OF MINUTES

There were no minutes submitted for approval.

PETITIONERS

None

PUBLIC HEARINGS

SE 2003-02 – Leesburg Auto Finance Annex – Nancy Kitchens, Senior Planner.

Ms. Kitchens gave an overview of the proposed application for special exception.

Commissioner Hoovler asked how much of the site will be repaved, and also how much, if any of the fencing would be replaced.

Ms. Kitchens responded that all of the existing pavement would be repaved, however it was not clear yet how much of the existing fencing would be replaced.

David Bowers of Bowers and Associates gave some background of the application as a request to be able to park extra cars for the car lot at the corner of Catoctin Circle and East Market Street.

Commissioner Dubé asked what kind of building would be placed on the property.

Mr. Bowers responded that it would be a masonry building.

Commissioner Bangert mentioned that the cars are often parked encroaching on the sidewalk or the grass and asked if wheel stops could be put into place to prevent this.

Commissioner Hoovler wanted to know if the BAR would look at the replacement of all of the fence, or only that portion that falls within the H-2 district.

Mr. Boucher said that they usually don't look at the area outside the H-2 district, but will make sure that it is addressed.

Commissioner Hoovler went on to ask about hazardous waste storage at the site. He was told that there would be some, but that there are provisions for storage built into the new structure.

Commissioner Kennedy commented on the lot on the corner being pushed for space, while it is not part of this application, can wheel stops be put in. He went on to say that often times the hoods of cars are open and large Sale signs are placed in them. He asked that this practice be stopped.

Commissioner Kennedy moved to suspend the ten-day waiting period so that the Commission could vote on this application tonight.

Motion: Kennedy
Second: Clem
Carried: 7-0

Commissioner Kennedy moved to adopt SE 2003-02, Leesburg Auto Finance Annex, with conditions outlined.

Motion: Kennedy
Second: Dubé
Carried: 7-0

SE 2003-03 Mobil Car Wash – Brian Boucher, Zoning Administrator

Mr. Boucher presented an overview on the application to add a carwash to the existing Mobil gas station in Battlefield Shopping Center.

Commissioner Dubé asked if the traffic study that was completed was based on traffic as it is today, not taking into consideration future traffic flow created by Costco and Target.

Mr. Boucher stated that the future traffic should have no impact on this carwash.

Commissioner Bangert asked about the reclamation tank and what it is; have the drainage inlets been worked out, and the main issue right now remains the stacking of vehicles to use the carwash

Dick Coty of Corps States Engineering stated that the reclamation system would be 80-100% reclaimed water through the system.

Commissioner Hoovler asked if there were any town standards for the reclamation process. Boucher stated not that he was aware of. Hoovler went on to question location of the airpump which is right near the stacking area. Also, adequate sight distance on the side away from the carwash needs to be addressed.

Mr. Boucher said that the sight distance with regard to plantings is being readdressed.

Mayor Umstattd asked whether reclamation systems were put in because of water cost or because of drought possibility. It was mentioned that cost is the major factor

Dick Coty spoke a little more on the project, thanked town staff for their efforts in assisting to get this application to an acceptable state.

There were no people signed up for the public hearing.

Mary Beth Shaw, applicant, is looking to move forward on this application and thanked the staff and Planning Commission for the opportunity.

The public hearing was closed at 7:50pm.

The application will be left open for the ten-day waiting period and will be addressed on September 18, 2003.

SUBDIVISION AND LAND DEVELOPMENT

ChevyChase Bank at Potomac Station – Preliminary/Final Development Plan –
Delane Parks, Senior Planner

Mr. Parks gave an overview of the application to the Planning Commission. This application will go to the BAR.

Commissioner Bangert commented that the plat said “not sprinkled” and asked for clarification on this.

Tom Whipp of Dewberry and Davis said this type of building rated R5D does not require a sprinkler system. He deferred to the Architect, Cindy Lincolns, who stated that the sprinklers are not required for a small building like this under the BOCA Code.

Commissioner Kennedy made the motion to accept the second submission of the final development plan subject to the satisfactory resolution of the final comments of the Department of Planning, Zoning and Development dated August 26, 2003 and the Department of Engineering and Public Works dated August 13, 2003, and agreed to in a letter from the applicant dated September 2, 2003.

Motion: Kennedy

Second: Clem

Carried: 7-0

Panera Bread, Leesburg Corner Outlet Mall, First submission Briefing, Staff Report – Delane Parks, Senior Planner

Mr. Parks presented the overview of the application to the Planning Commission. The application will have BAR review. There are some issues regarding the buffer plan and also the traffic study.

There were no questions from Commissioners. The Chairperson stated that one concern that BAR had was the air handler on top of the building. The applicant has addressed this concern.

Louise Wicker of Gordon and Associates stated that this was going back to the BAR on September 15, and that the dumpster concern was also taken care of.

This application will come up again on September 18. At that time the applicant should be prepared to discuss the air handler and dumpster improvements.

ZONING

None

COMPREHENSIVE PLANNING

None

COUNCIL AND REPRESENTATIVE'S REPORTS

Mayor Umstattd reported that the Board of Supervisors for Loudoun County voted to suspend all explosive detonation activity at the Fire and Rescue Property.

Secondly, she invited everyone to the September 11 ceremony on the Town Green.

Commissioner Kennedy commented that was happy to see that the Board suspended the explosives. He also commented that he would like Mayor Umstattd to discuss with Council the vote taken regarding the Business Friendly procedures.

There were no other staff reports.

OLD BUSINESS

Commissioner Kennedy stated that under Robert's Rules of Order he would like to rescind his vote of the previous meeting on the Expediting of Applications that met the criteria of 50 employees or 50,000 square feet of leasable space. The motion was made that the Commission reverse itself on the rule to expedite businesses in excess of 50 employees or 50,000 s.f. of leasable space.

Motion: Kennedy

Second: Bangert

Carried: 7-0

Discussion ensued along with several questions that were answered by staff members present.

NEW BUSINESS

None

ADJOURNMENT

The motion was made to adjourn at 8:27pm.

Prepared By

Approved By:

Linda DeFranco, Commission Clerk

Cliff Vaughan, Chairman

